

SPACE ABOVE THIS LINE FOR RECORDING PURPOSES

This instrument was prepared by and return to:
JAMES E. WOODS, MSB#7386
WATKINS LUDLAM WINTER & STENNIS, P.A.
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(662) 895-2996

GRANTOR'S ADDRESS:
P. O. Box 1456
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GRANTEE'S ADDRESS:
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Olive Branch, MS 38654
Phone: 662-895-1994

INDEXING INSTRUCTIONS:
2.0 acres situated in the Southwest Quarter of Section 27, Township 2 South, Range 6 West, DeSoto County, MS

SUBSTITUTED TRUSTEE'S DEED

STATE OF MISSISSIPPI:

COUNTY OF DESOTO:

WHEREAS, on May 13, 2005, WILLIAM JOSEPH SEWELL, II and CINDY MORGAN-SEWELL, executed a Deed of Trust to Colmon Mitchell, Trustee for the benefit of First Security Bank, which Deed of Trust is recorded in Trust Deed Book 2232, Page 285, in the Office of the Chancery Clerk of DeSoto County, Mississippi. The said First Security Bank appointed JAMES E. WOODS as Substituted Trustee in the place and stead of the aforesaid Trustee by instrument recorded in Book 3086, Page 98 in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, on April 28, 2008, CINDY MORGAN-SEWELL, executed a Quit Claim Deed conveying all her right, title and interest in and to said property to WILLIAM J. SEWELL, II, recorded in Book 588, Page 356, Chancery Clerk's Office, DeSoto County, Mississippi, and

WHEREAS, on July 23, 2008, WILLIAM JOSEPH SEWELL, II executed a Deed of Trust to Colmon Mitchell, Trustee for the benefit of First Security Bank, which Deed of Trust is recorded in Trust Deed Book 2934, Page 125, in the Office of the Chancery Clerk of DeSoto County, Mississippi. The said First Security Bank has appointed JAMES E. WOODS as Substituted Trustee in the place and stead of the aforesaid Trustee by instrument recorded in Book 3086, Page 98, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, default has been made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared to be due and payable, in accordance with the terms of said Deed of Trust, and the holder of the said indebtedness having requested the undersigned Substituted Trustee to execute the trust and to sell said land in accordance with the terms of said Deed of Trust.

NOW THEREFORE, in consideration of the premises, I, James E. Woods, Substituted Trustee, did pursuant to said request, on the 6th day of November, 2009, within legal hours, at the East door of the Courthouse in the City of Hernando, DeSoto County, Mississippi, offer for sale and sell at public auction to First Security Bank it being the highest bidder for cash at and for the sum of Thirty Four Thousand Two Hundred Eleven & 98/100 Dollars (\$34,211.98), the land described in said Deed of Trust lying and being situated in DeSoto County, Mississippi described as follows, to-wit:

2.0 acre tract being situated in the Southwest Quarter of Section 27, Township 2 South, Range 6 West, DeSoto County, Mississippi, being part of the Eva D. Munns North 80 acres of said Southwest Quarter as recorded in Deed Book 23, Page 86 and being more particularly described as follows, to-wit:

Beginning at a ½" re-bar (found) at the Southwest corner of Section 27, Township 2 South, Range 6 West, DeSoto County, Mississippi; thence North 00°-02'-19" West 1320.00 feet to a point; thence North 89°-28'-18" East 24.87 feet to a 3/8" re-bar (found) at the Northwest corner of the William C. Smith 20 acre tract as recorded in Deed Book 138, Page 171; said 3/8" re-bar being the true point of beginning for the hereinafter described 2.00 acre tract; thence Northwardly along the East line of Mississippi Highway No. 305 federal aid project # S-135-(1) as monumented the following courses: North 01°-35'-10" East 100.79 feet; thence along a curve to the left with a delta angle of 00°-11'-46" having a radius of 11,459.16 feet and an arc length of 39.21 feet, with a chord bearing and distance of North 01°-37'-24" East 39.21 feet to a 3/8" re-bar with King cap (set) North 89°-27'-57" East 622.25 feet to a 3/8" re-bar with cap (set); thence South 01°-35'-10" West 140.00 feet to a 3/8" re-bar with King cap (set); thence South 89°-27'-57" West along the North line of said Smith tract 622.28 feet to the point of beginning containing 87,058.62 square feet or 2.0 acres, more or less.

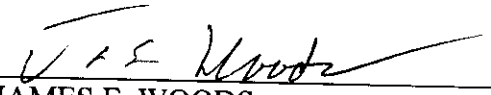
The time, terms and place of sale were duly advertised for four (4) consecutive weeks immediately preceding said sale by publication in the *DeSoto Times-Tribune*, a newspaper published and having a general circulation in DeSoto County, Mississippi, with proof of said publication being attached hereto and made a part hereof, and by posting the notice of said sale upon the bulletin board of the Courthouse in said county, on October 13, 2009 and said notice remaining upon said bulletin board until the date for the sale of the land, to-wit: November 6, 2009.

THEREFORE, in consideration of the premises and the payment to me of the said sum of Thirty Four Thousand Two Hundred Eleven & 98/100 Dollars (\$34,211.98), by the said First

Security Bank, the receipt of which is hereby acknowledged, I, James E. Woods, Substituted Trustee do hereby convey and sell to First Security Bank, the land herein before described.

I will convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, this the 9th day of November, 2009.

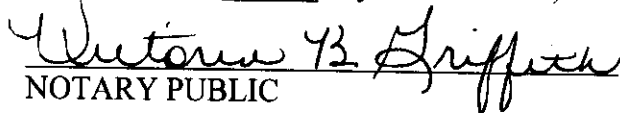

JAMES E. WOODS,
SUBSTITUTED TRUSTEE

STATE OF MISSISSIPPI:

COUNTY OF DESOTO:

This day personally appeared me, the undersigned authority in and for said county and state, the within named James E. Woods, Substituted Trustee, who acknowledged that he signed and delivered the above and foregoing Substituted Trustee's Deed on the day and year therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

Given of my hand the Official Seal of office this the 9th day of November, 2009.


NOTARY PUBLIC

My Commission Expires:

12-17-2010



PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 4 consecutive times, as follows, to-wit:

SUBSTITUTED TRUSTEE'S NOTICE OF SALE

WHEREAS, on May 13, 2005, WILLIAM JOSEPH SEWELL, II and CINDY MORGAN-SEWELL executed a Deed of Trust to Colmon Mitchell, Trustee for the benefit of First Security Bank, which Deed of Trust is recorded in Trust Deed Book 2232, Page 285, in the Office of the Chancery Clerk of DeSoto County, Mississippi. The said First Security Bank has appointed JAMES E. WOODS as Substituted Trustee in the place and stead of the aforesaid Trustee by instrument recorded in Book 3086, Page 98, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, on April 28, 2008, CINDY MORGAN-SEWELL, executed a Quit Claim Deed conveying all her right, title and interest in and to said property to WILLIAM J. SEWELL, II, recorded in Book 558, Page 356, Chancery Clerk's Office, DeSoto County, Mississippi, and

WHEREAS, on July 23, 2008, WILLIAM JOSEPH SEWELL, II executed a Deed of Trust to Colmon Mitchell, Trustee for the benefit of First Security Bank, which Deed of Trust is recorded in Trust Deed Book 2234, Page 125, in the Office of the Chancery Clerk of DeSoto County, Mississippi. The said First Security Bank has appointed JAMES E. WOODS as Substituted Trustee in the place and stead of the aforesaid Trustee by instrument recorded in Book 3086, Page 98, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, default having been made in the terms and conditions of said Deeds of Trust and the entire debt secured thereby having been declared to be due, and pursuant in accordance with the terms of said Deeds of Trust, and the holder of said indebtedness, First Security Bank, has requested the undersigned to publish notice of sale of the property secured by said Deeds of Trust.

Volume No. 114 on the 15 day of Oct., 2009
Volume No. 114 on the 22 day of Oct., 2009
Volume No. 114 on the 29 day of Oct., 2009
Volume No. 114 on the 5 day of Nov., 2009
Volume No. _____ on the _____ day of _____, 2009
Volume No. _____ on the _____ day of _____, 2009

Diane Smith

Sworn to and subscribed before me, this 5 day of Nov., 2009.

BY Judy Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2013
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



A. Single first insertion of 691 words @ .12 \$ 82.92
B. 3 subsequent insertions of 2073 words @ .10 \$ 207.30
C. Making proof of publication and depositing to same \$ 3.00
TOTAL PUBLISHER'S FEE: \$ 293.22

NOW, THEREFORE, I, James E. Woods, the substituted trustee of the DeSoto County Trust, in said Deed of Trust, will, on the 6th day of November, 2008, offer for sale at public outcry and sell, within legal hours, between the hours of 11:00 a.m. and 4:00 p.m. at the East door of the County Courthouse of DeSoto County, at Hernando, Mississippi, for cash, to the highest and best bidder, the following described land situated in DeSoto County, Mississippi, to-wit:

2.0 acre tract being situated in the Southwest Quarter of Section 27, Township 2 South, Range 6 West, DeSoto County, Mississippi, being part of the Eva D. Munne North 80 acres of said Southwest Quarter as recorded in Deed Book 23, Page 86 and being more particularly described as follows, to-wit:

Beginning at a 1/4" re-bar (found) at the Southwest corner of Section 27, Township 2 South, Range 6 West, DeSoto County, Mississippi; thence North 00°-02'-16" West 1200.00 feet to a point; thence North 89°-28'-18" East 24.87 feet to a 3/8" re-bar (found) at the Northwest corner of the William C. Smith 20 acre tract as recorded in Deed Book 138, Page 171; said 3/8" re-bar being the true point of beginning for the hereinafter described 2.00 acre tract; thence Northwardly along the East line of Mississippi Highway No. 305 federal aid project # B-135-1) as monumented the following bearings: North 01°-35'-10" East 100.78 feet; thence along a curve to the left with a deflection angle of 00°-11'-48" having a radius of 11,458.15 feet and an arc length of 38.21 feet, with a chord bearing and distance of North 01°-37'-24" East 39.21 feet to a 3/8" re-bar with King cap (set) North 89°-27'-57" East 622.25 feet to a 3/8" re-bar with cap (set); thence South 01°-35'-10" West 140.00 feet to a 3/8" re-bar with King cap (set); thence South 89°-27'-57" West along the North line of said Smith tract 622.28 feet to the point of beginning containing 87,058.62 square feet or 2.0 acres, more or less.

I will convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, this the 13th day of October, 2008.

/s/ James E. Woods

JAMES E. WOODS

SUBSTITUTED TRUSTEE

Published: October 15, 2008, October 22, 2008, October 29, 2008 and November 5, 2008